

EVERGREEN VISIONING PROJECT

Evergreen Smart Growth Strategy

Revised Work Plan and Schedule as of November 2004

Exploratory Meeting (August 27, 2003)

- Review of the Knight Charrette Report
- Discuss challenges/opportunities for development in Evergreen
- Present concept for the Evergreen Visioning Project
- Review Draft Work Plan/Schedule

Meeting 1 (September 25, 2003)

- Review, discuss and refine ground rules for Task Force process
- Define Guiding Principles for visioning effort
- Discuss Parsons' Engineering Highway 101 report and possible transportation improvements

Meeting 2 (October 15, 2003)

- Continue discussion of Guiding Principles
- Discuss list of community amenities and transportation improvements (deferred to 11/19/03)
- Preview of Evergreen Traffic Conditions (deferred to 2/11/04)

Meeting 3 (November 19, 2003)

- Refine/complete Guiding Principles
- Preview list of community amenities and transportation improvements

Meeting 4 (December 2003) – Cancelled

Meeting 5 (January 22, 2004)

- Discuss Evergreen traffic policy (Evergreen Area Development Policy)
- Refine Amenities List
- Begin Discussion of Land Use Opportunities (Deferred to 2/11/04)

Meeting 6 (February 11, 2004)

- "Smart Growth: Potential Application of Guiding Principles" (PowerPoint slide show)
- Identify land use opportunities for key properties (based on Guiding Principles)
- Existing Traffic Conditions

Meeting 7 (February 25, 2004)

- Presentation of the Thompson Creek Trail project
- Presentation on the Mt. Pleasant Sports Complex
- Begin discussion on Land Use Concepts for Opportunity Sites

Sample Developments Tour (February 28, 2004)

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Meeting 8 (March 10, 2004)

- Present Land Use Concepts and Alternatives for Campus Industrial properties
- Introduce Arcadia Opportunity Site
- Task Force feedback

Sample Developments Tour (March 14, 2004)

Meeting 9 (March 24, 2004)

- Introduce housing types and density calculations
- Continue discussion on refined concepts for Campus Industrial properties
- Present Land Use Concepts and Alternatives for Arcadia property
- Begin discussion of retail nodes (Deferred to 4/14/04)
- Begin discussion of potential public outreach plan elements
- Identify other properties to be discussed including Evergreen Valley College (Deferred to 4/14/04)

Meeting 10 (April 14, 2004)

- Review and finalize Revised Work Plan
- Discuss public outreach approach
- Introduce Evergreen Valley College Opportunity Site
- Introduce retail nodes and concept for design guidelines
- Introduce Pleasant Hills Golf Course Opportunity Site

Meeting 11 (April 28, 2004)

- Present Land Use Concepts and Alternatives for Evergreen Valley College
- Present Land Use Concepts and Alternatives for Pleasant Hills Golf Course
- Review the components of the Evergreen Smart Growth Strategy, including implementation process and elements, and timing of land use development, community amenities, and transportation improvements including priorities and cost estimates
- Introduce priority traffic improvements, both local and regional

Meeting 12 (May 12, 2004)

- Response to Task Force request for economic analysis for infrastructure needs
- Discuss refined land use alternatives for Pleasant Hills Golf Course
- Present and discuss draft Outreach Plan

Evergreen Site Visit and Workshop (May 22, 2004)

- Tour the ESP area to look at housing types, densities, and amenities, and then visit the Campus Industrial Sites
- Discuss potential transportation improvements and impacts (initial traffic analysis)
- Introduce the potential elements of a draft revised Evergreen Area Development Policy
- Discuss the Community Engagement Tool Kit (Deferred to 5/26/04)

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Meeting 13 (May 26, 2004)

- Discuss Community Engagement
- Conclude Discussion on Initial Traffic Analysis
- Discuss Community Amenities

Meeting 14 (June 9, 2004)

- Exclusionary Zoning and CC&Rs
- DEIR for Downtown East Valley Capitol Expressway Corridor
- Continue Discussion on Pleasant Hills Golf Course
- Review and discuss Community Amenities
- Community Outreach Update

Meeting 15 (June 23, 2004)

- Comment Letter for DEIR Downtown East Valley Capitol Expressway Corridor
- Group Exercise: Balance new development on all opportunity sites and its traffic impacts with the desired community amenities and transportation improvements, using the Guiding Principles

Meeting 16 (August 11, 2004)

- Next Steps and School Update
- Revised Alternatives and Complete Group Exercise

Meeting 17 (August 25, 2004)

- Review of Revised Traffic Analysis Results
- Financing Options
- Report Out on Group Exercise and Task Force Discussion
- Update on Outreach Plan

Meeting 18 (September 22, 2004)

- Review and Discuss Land Use Alternatives and Guiding Principles the Campus Industrial and Arcadia Opportunity Sites

Meeting 19 (October 6, 2004)

- Presentation on Fire Station Improvements in Evergreen
- Review and Discuss a Revised Land Use Alternative for the Arcadia Opportunity Site in the context of the Guiding Principles

Meeting 20 (November 3, 2004)

- Review Updated Work Plan
- Review and Discuss Land Use Alternatives and Guiding Principles for the Pleasant Hills and Evergreen Valley Community College Opportunity Sites

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Meeting 21 (December 1, 2004 tent.)

- Discuss School Issues with Superintendents of Evergreen, Mount Pleasant, and East Side Union
- Discuss the Scope of the EVP Environmental Impact Report
- Review Zoning Proposals for Opportunity Sites
- Discuss Next Phase of Outreach

Meeting 22 (January 2005)

- Discuss Contents of the Draft Updated Evergreen Area Development Policy
- Discuss the Potential Elements of a Financing Plan
- Review *Greenprint*

Meeting 23 (February 2005)

- Discuss Market Study Findings and Implications for Land Use Options
- Review Input from Outreach and Implications for Land Use Options
- Continue Discussion on the Draft Updated Evergreen Area Development Policy
- Continue Discussion of the Potential Elements of a Financing Plan

Meeting 24 (March 2005)

- Discuss Draft Design Guidelines for EVP

Meeting 25 (Summer 2005)

- Discuss Preliminary Findings of Environmental Analysis
- Discuss Contents of Draft Evergreen Smart Growth Strategy
- Discuss Outreach

Meeting 26 (Summer 2005)

- Review Draft Environmental Impact Report
- Continue Discussion of Draft Evergreen Smart Growth Strategy
- Task Force Recommendation of Evergreen Smart Growth Strategy
- Discuss Outreach

City Commission Meetings/Public Hearings (Fall 2005)

Meeting 27 (Fall 2005)

- Task Force Recommendation of Evergreen Smart Growth Strategy
- Discuss Outreach

Council Consideration (Late Fall 2005)